

# FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE MARKET STATION

A PORTION OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 1N, RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN,  
MARICOPA COUNTY ARIZONA

## OWNER AUTHORIZATION

QUEMADO PARTNERS, LLC, AN AZ LLC

BY: *Jeff Scanlon*  
JEFF SCANLON  
ITS: MANAGER

11/13/19

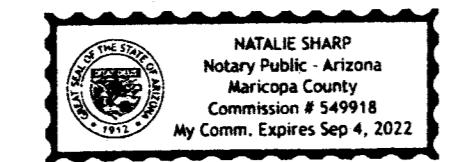
## ACKNOWLEDGEMENT

ON THIS 13 DAY OF November, 2019 BEFORE  
ME, THE UNDERSIGNED, PERSONALLY APPEARED JEFF SCANLON, MANAGER, WHO  
ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE  
PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL

BY: *Natalie Sharp*  
NOTARY PUBLIC

Sept. 4, 2022  
MY COMMISSION EXPIRES



## LEGAL DESCRIPTION

TOTAL NET BOUNDARY  
THAT PORTION OF NORTH HALF OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 13,  
TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTH QUARTER CORNER, MARKED BY A BRASS CAP IN HANHOLE STAMPED "CITY  
OF TEMPE", FROM WHICH THE CENTER OF SAID SECTION 13, MARKED BY A BRASS CAP IN HANHOLE  
STAMPED "CITY OF TEMPE" BEARS NORTH 01°10'10" EAST, AS RECORDED IN A RECORD OF SURVEY  
PREPARED BY ALLIANCE LAND SURVEYING IN BOOK 1216 OF MAPS, PAGE 7, OF OFFICIAL RECORDS OF  
MARICOPA COUNTY, ARIZONA, FOR A MEASURED DISTANCE OF 2611.44 FEET;  
THENCE NORTH 01°10'10" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION  
13, FOR A DISTANCE OF 2248.11 FEET;  
THENCE NORTH 88°49'06" WEST FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY  
LINE OF SMITH ROAD, AS RECORDED IN THE FINAL PLAT OF "FISHER TOOLS AND HANDLES" IN BOOK 1035  
OF MAPS, PAGE 21, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE  
POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°49'06" WEST, FOR A DISTANCE OF 617.17 FEET TO A FOUND 1/2" REBAR &  
CAP STAMPED "LS 17388", SAID POINT MARKING THE NORTHEAST CORNER OF A PARCEL AS DEFINED IN  
WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2006034335, OF OFFICIAL RECORDS OF MARICOPA  
COUNTY, ARIZONA;

THENCE NORTH 88°50'54" WEST, ALONG THE NORTH LINE OF SAID PARCEL, FOR A DISTANCE OF 627.40  
FEET, TO A POINT 30.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER  
OF SAID SECTION 13;

THENCE NORTH 01°07'07" EAST, PARALLEL WITH AND 30.0 FEET EAST OF SAID WEST LINE, FOR A DISTANCE  
OF 268.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIO SALADO PARKWAY AS DEPICTED IN  
ROADWAY CONDEMNATION DOCUMENT NO. 1998-0516778, OF OFFICIAL RECORDS OF MARICOPA COUNTY,  
ARIZONA;

THE FOLLOWING FIVE COURSES ARE ALONG SAID SOUTH RIGHT-OF-WAY LINE:

THENCE NORTH 44°08'30" EAST, FOR A DISTANCE OF 28.49 FEET;  
THENCE SOUTH 81°39'37" EAST, FOR A DISTANCE OF 66.50 FEET;

THENCE SOUTH 88°52'14" EAST, FOR A DISTANCE OF 65.40 FEET;  
THENCE NORTH 76°40'02" EAST, FOR A DISTANCE OF 30.12 FEET;

THENCE NORTH 01°06'57" EAST, FOR A DISTANCE OF 2.68 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY  
LINE AS DEFINED IN ROADWAY CONDEMNATION DOCUMENT NO. 1998-156560, OF OFFICIAL RECORDS OF  
MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH  
THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE SOUTH 89°43'46" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 1044.98 FEET;  
THENCE SOUTH 44°17'07" EAST, FOR A DISTANCE OF 28.06 FEET, TO A POINT 40.00 FEET WEST OF AND  
PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE SOUTH 01°10'10" WEST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 287.71 FEET TO THE  
POINT OF BEGINNING.

SAID PARCEL CONTAINS 369.338 SQ.FT., OR 8.478 ACRES, MORE OR LESS.

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 17TH DAY OF  
OCTOBER, 2019.

## OWNER/DEVELOPER

QUEMADO PARTNERS, LLC, AN AZ LLC

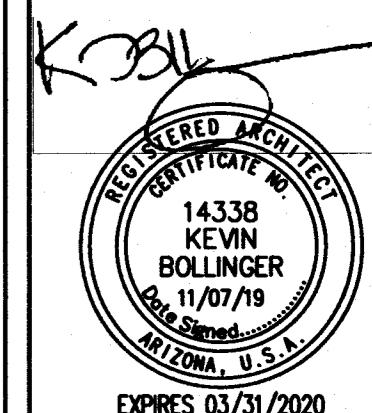
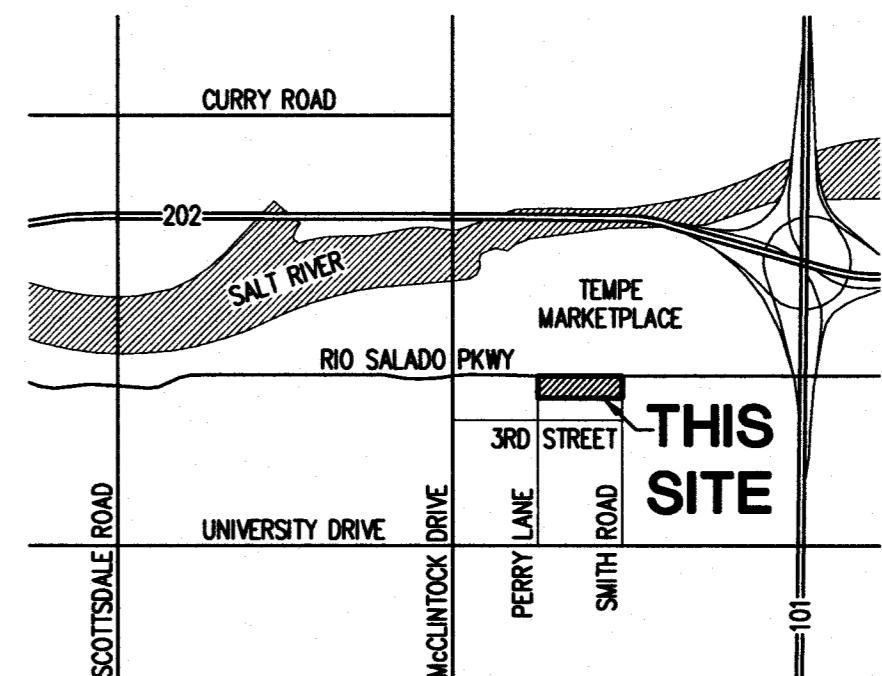
JEFF SCANLON, MANAGER  
17929 N. 99TH STREET  
SCOTTSDALE, ARIZONA 85255

## PROJECT DATA

TEMPE MARKET STATION PLANNED AREA DEVELOPMENT	
STANDARD	PROPOSED PCC-2 PAD
TOTAL LOT AREA	369,302 S.F. (8.478 A.C.)
DENSITY (DU/ACRE)	25 (U)
MINIMUM NET SITE AREA (SQUARE FEET) PER DWELLING	N/A
MAXIMUM HEIGHT (FEET)	60 FT
TOTAL GROUND FLOOR AREA	50,142 S.F.
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	50%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	15%
SETBACKS (FEET) (C): [EXCEPTIONS, SEE SECTION 4-205(B)]	
NORTH STREET SIDE (RIO SALADO PARKWAY)	19 FT
NORTH STREET SIDE PARKING (RIO SALADO PARKWAY)	19 FT
INTERNAL LOT LINES	5 FT
SIDE COMMON WALL	0 FT
SOUTH SIDE	10 FT
EAST REVERSE FRONTAGE (SMITH ROAD)	20 FT
EAST REVERSE FRONTAGE PARKING (SMITH ROAD)	20 FT
WEST STREET FRONTAGE (PERRY LANE)	20 FT
WEST STREET FRONTAGE PARKING (PERRY LANE)	20 FT

TEMPE MARKET STATION	SITE DATA FOR INDIVIDUAL LOTS					
	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
USE	DRIVE THRU RESTAURANT	HOTEL	DRIVE THRU COFFEE SHOP	RETAIL	RESTAURANT	COMMERCIAL / RETAIL RESTAURANT
SITE AREA S.F. (AC.)	±54,568 S.F. (±1.25 AC.)	±115,832 S.F. (±1.20 AC.)	±52,290 S.F. (±1.20 AC.)	±21,793 S.F. (±0.50 AC.)	±66,207 S.F. (±1.52 AC.)	±58,647 S.F. (±1.35 A.C.)
GROUND FLOOR BUILDING AREA S.F.	±3,424 S.F.	±19,554 S.F.	±4,103 S.F.	±4,549 S.F.	±5,525 S.F.	±11,217 S.F.
TOTAL BUILDING AREA S.F.	±3,424 S.F.	±78,216 S.F.	±4,103 S.F.	±4,549 S.F.	±5,525 S.F.	±12,987 S.F.
BUILDING COVERAGE %	6.27%	16.88%	7.85%	20.87%	8.35%	22.14%
PATIO AREA S.F.	±1,225 S.F.	NA	±493 S.F.		±1,445 S.F.	±720 S.F.
LANDSCAPE AREA S.F.	±20,872 S.F.	±23,369 S.F.	±15,780 S.F.	±4,466 S.F.	±17,480 S.F.	±8,948 S.F.
LANDSCAPE AREA %	38.2%	20.2%	28.5%	20.5%	26.4%	15.3%
BUILDING HEIGHT FT.	28 FT.	UP TO 60 FT.	28 FT.	28 FT.	28 FT.	28 FT.
VEHICLE PARKING PER USE						
RETAIL (1 PER 300 S.F.)				15	37	
HOTEL (1 SPACE PER ROOM)		150				
RESTAURANT (1 PER 75 S.F.)	46	55		74	24	
RESTAURANT PATIO (1 PER 150 S.F. AFTER SUBTRACTION OF FIRST 300 S.F.)	6	1		8	3	
OFFICE (1/300 S.F.)		4				
HOTEL OFFICE AREA: 1,133 S.F.			9			
CONFERENCE ROOM (1/125 S.F.)						
HOTEL CONFERENCE ROOM AREA: 1,132 S.F.						
SERVICE (1/300 S.F.)		11				
HOTEL SERVICE AREA: 3,150						
ACCESSIBLE PARKING (INCLUDED IN THE ABOVE TOTAL)	2	6	2	2	4	4
BICYCLE PARKING PER USE						
RETAIL (1 PER 7,500 S.F., 4 SPACES MIN.)				2	2	
HOTEL (1 PER 20 UNITS)		8				
OFFICE (1 PER 10,000 S.F., 2 SPACES MIN.)		2				
CONFERENCE (1 PER 2,000 S.F.)		1				
SERVICE (1 PER 10,000 S.F., 2 SPACES MIN.)		2				
RESTAURANT INDOOR (1 PER 500 S.F.)	7	8		11	4	
RESTAURANT PATIO (1 PER 2,000 S.F.)	1	1	1	1	1	
TOTAL PARKING REQUIRED PER LOT	52	174	56	15	82	64
TOTAL PARKING PROVIDED PER LOT	54	168	50	16	81	67
BICYCLE PARKING PROVIDED PER LOT	8	14	10	4	14	8
TOTAL PARKING REQUIRED AND PROVIDED IN DEVELOPMENT - REQUIRED: 443 SPACES; PROVIDED: 436 SPACES ( SHARED PARKING TO BE PROVIDED BY AFFIDAVIT / SHARED MODEL USED BETWEEN LOTS)						
TOTAL BICYCLE PARKING REQUIRED AND PROVIDED IN DEVELOPMENT - REQUIRED: 51 SPACES; PROVIDED: 58 SPACES						

## SITE VICINITY MAP



EXPIRES 03/31/2020

REC19120

PAD190009

DS181392

PAD-1

the  
bca  
companies  
BOLLINGER  
CONSULTING  
ARCHITECTS, INC.  
Architecture Planning Interiors Project  
Management 3424 N. 101st Street, Suite 200  
Phoenix, Arizona 85028  
Phone: (602) 957-9205  
Fax: (602) 954-9577

TEMPE MARKET STATION  
HOTEL LOT 2

1953 EAST RIO SALADO PARKWAY  
TEMPE, ARIZONA 85281

REVISIONS

DATE: 11/07/2019  
PROJ. #: 156816  
DESIGN: -  
DRAWN: BG  
CHECK: KB  
SCALE: NO SCALE  
PLANNED AREA  
DEVELOPMENT OVERLAY

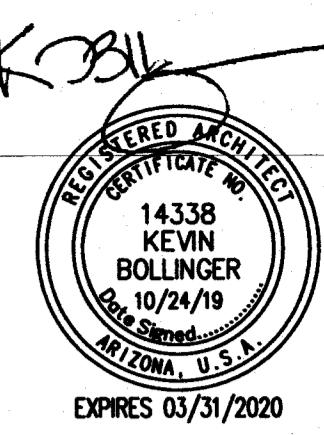
REC19120

DS181392

PAD190009

REC19120

# FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE MARKET STATION SITE PLAN



the  
**BCA**  
companies

**BOLLINGER  
CONSULTING  
ARCHITECTS, INC.**  
Architecture, Engineering, Interiors  
Management, Construction, Urban School Road  
Phoenix, Arizona 85018  
Tel: (602) 957-8205  
Fax: (602) 954-8577

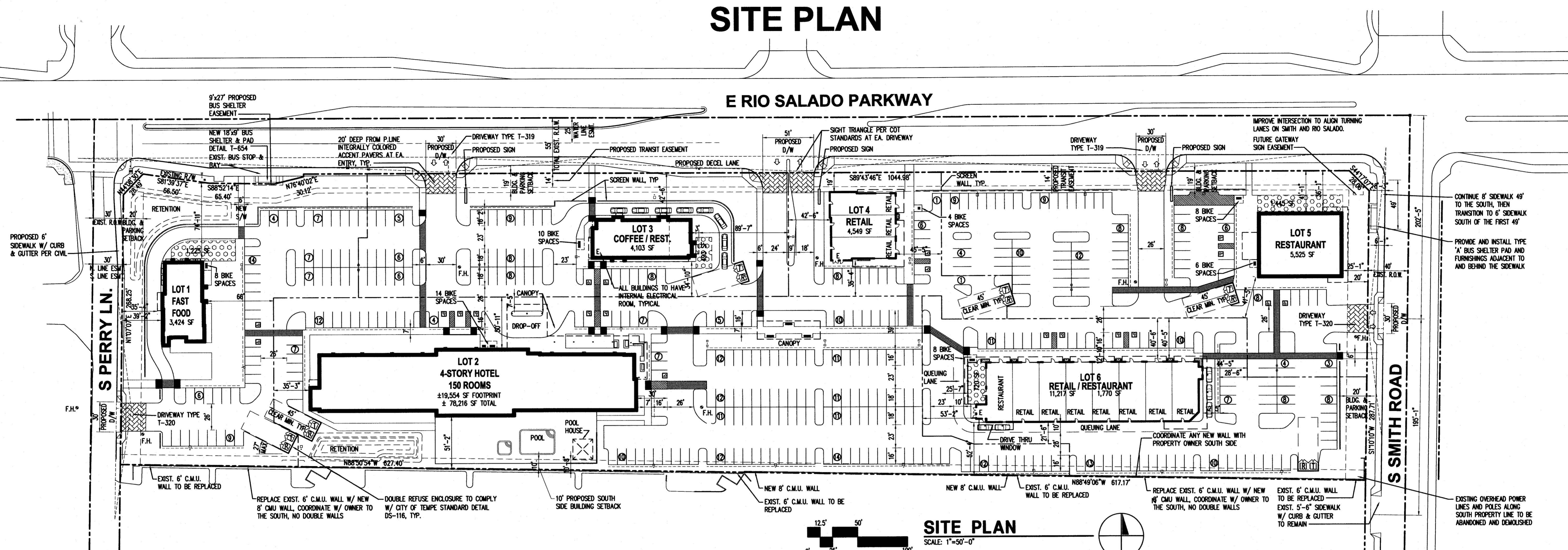
REC19120

PAD190009

**TEMPE MARKET STATION**  
HOTEL LOT 2  
1953 EAST RIO SALADO PARKWAY  
TEMPE, ARIZONA 85281

DS181392

DATE: 10/24/2019  
PROJ. #: 156816  
DESIGN: —  
DRAWN: BG  
CHECK: KB  
SCALE: 1" = 50'-0"  
  
PLANNED AREA  
DEVELOPMENT OVERLAY  
**PAD-2**



## APPLICANT

BERRY RIDDELL LLC  
CONTACT: WENDY R. RIDDELL, ESO.  
6750 E. CAMELBACK ROAD, SUITE 100  
SCOTTSDALE, ARIZONA 85251  
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MOBILE: (602) 385-2757  
FAX: (480) 385-2757  
EMAIL: wr@berryriddell.com

## ARCHITECT

BOLLINGER CONSULTING ARCHITECTS, INC.  
ARCHITECT: KEVIN BOLLINGER #14338, NCARB  
3428 E. INDIAN SCHOOL RD.  
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WEB: www.bcacompanies.com

## CIVIL ENGINEER

JENGERING  
CONTACT: DAN G. MANN, P.E., PRESIDENT  
2922 E. CAMELBACK RD., SUITE # 116  
PHOENIX, ARIZONA 85016  
PHONE: (602) 334-4387  
MOBILE: (602) 402-9017  
FAX: (602) 490-3230  
EMAIL: dan@jengineering.com

## LANDSCAPE ARCHITECT

DESIGN ETHIC  
CONTACT: BRANDON T. PAUL  
7201 E. CAMELBACK ROAD, SUITE #250  
SCOTTSDALE, ARIZONA 85251  
PHONE: (480) 225-7077  
EMAIL: BPAUL@DESIGNETHIC.NET

## TRAFFIC ENGINEER

J2 ENGINEERING & ENVIRONMENTAL DESIGN  
CONTACT: JAMIE BLAKEMAN, PE, PTOE TRAFFIC ENGINEER  
4649 E. COTTON GN LOOP, SUITE 82  
PHOENIX, ARIZONA 85040  
PHONE: (602) 438-2221 EXT. 121  
MOBILE: (480) 292-0691  
FAX: (602) 438-2225  
EMAIL: JBLAKEMAN@J2DESIGN.US

## BICYCLE PARKING

1. FAST FOOD LOT:  
RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.  
3,424 S.F. / 500 S.F. = 7 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
1,225 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
REQUIRED BICYCLE PARKING - 8 SPACES  
PROVIDED BICYCLE PARKING - 8 SPACES
2. HOTEL LOT:  
HOTEL - 1 PER 20 UNITS  
150 UNITS / 20 UNITS = 8 SPACES REQUIRED  
OFFICE 1,133 S.F. - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)  
2 MIN. SPACES REQUIRED  
CONFERENCE 1,132 S.F. 1 SPACE PER 2,000 S.F.  
1,132 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
SERVICE 3,150 S.F. - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)  
2 MIN. SPACES REQUIRED  
REQUIRED BICYCLE PARKING - 12 SPACES  
PROVIDED BICYCLE PARKING - 14 SPACES
3. COFFEE / RESTAURANT LOT:  
RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.  
4,103 S.F. / 500 S.F. = 8 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
720 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
RETAIL (INDOOR) - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)  
11,417 S.F. / 10,000 S.F. = 2 MIN. SPACES REQUIRED  
REQUIRED BICYCLE PARKING - 7 SPACES  
PROVIDED BICYCLE PARKING - 8 SPACES
4. RETAIL LOT:  
RETAIL (INDOOR) - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)  
4,549 S.F. / 10,000 S.F. = 2 SPACES REQUIRED  
REQUIRED BICYCLE PARKING - 2 SPACES  
PROVIDED BICYCLE PARKING - 4 SPACES
5. RESTAURANT LOT:  
RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.  
5,525 S.F. / 500 S.F. = 11 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
1,445 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
REQUIRED BICYCLE PARKING - 12 SPACES  
PROVIDED BICYCLE PARKING - 14 SPACES
6. RESTAURANT / RETAIL LOT:  
RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.  
1,770 S.F. / 500 S.F. = 4 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
720 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
RETAIL (INDOOR) - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)  
11,417 S.F. / 10,000 S.F. = 2 MIN. SPACES REQUIRED  
REQUIRED BICYCLE PARKING - 13 SPACES  
PROVIDED BICYCLE PARKING - 14 SPACES
7. COFFEE / RESTAURANT LOT:  
RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.  
4,103 S.F. / 500 S.F. = 8 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
720 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
REQUIRED BICYCLE PARKING - 9 SPACES  
PROVIDED BICYCLE PARKING - 10 SPACES

TOTAL BICYCLE PARKING REQUIRED : 51  
TOTAL BICYCLE PARKING PROVIDED : 58

## LOT USES AND PARKING

1. FAST FOOD LOT: ±54,568 S.F. (±1.25 ACRE)  
RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.  
3,424 S.F. / 500 S.F. = 7 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
1,225 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
REQUIRED BICYCLE PARKING - 8 SPACES  
PROVIDED BICYCLE PARKING - 8 SPACES
2. HOTEL LOT: ±115,832 S.F. (±2.66 ACRES)  
HOTEL GROUND FLOOR AREA: 19,554 S.F.  
HOTEL TOTAL BUILDING AREA: 78,216 S.F.  
HOTEL - 1 SPACE PER ROOM  
150 ROOMS = 150 SPACES REQUIRED  
OFFICE 1,133 S.F. - 1 SPACE PER 10,000 S.F.  
1,133 S.F. / 10,000 S.F. = 1 SPACE REQUIRED  
CONFERENCE 1,132 S.F. 1 SPACE PER 2,000 S.F.  
1,132 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
SERVICE 3,150 S.F. - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)  
3,150 S.F. / 10,000 S.F. = 1 SPACE REQUIRED  
REQUIRED BICYCLE PARKING - 12 SPACES  
PROVIDED BICYCLE PARKING - 14 SPACES
3. COFFEE / RESTAURANT LOT:  
RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.  
4,103 S.F. / 500 S.F. = 8 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
720 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
REQUIRED BICYCLE PARKING - 7 SPACES  
PROVIDED BICYCLE PARKING - 8 SPACES
4. RETAIL LOT: ±21,793 S.F. (±0.50 ACRE)  
RESTAURANT (INDOOR) - 1 SPACE PER 75 S.F.  
3,424 S.F. / 75 S.F. = 74 SPACES REQUIRED  
REQUIRED PARKING STALLS - 15 SPACES  
PROVIDED PARKING STALLS - 16 SPACES
5. RESTAURANT LOT: ±66,207 S.F. (±1.52 ACRE)  
RESTAURANT (INDOOR) - 1 SPACE PER 75 S.F.  
5,525 S.F. / 75 S.F. = 74 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
1,445 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
REQUIRED PARKING STALLS - 52 SPACES  
PROVIDED PARKING STALLS - 54 SPACES
6. RESTAURANT / RETAIL LOT: ±58,647 S.F. (±1.35 ACRE)  
RESTAURANT (INDOOR) - 1 SPACE PER 75 S.F.  
1,770 S.F. / 75 S.F. = 24 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
720 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
RETAIL (INDOOR) - 1 SPACE PER 300 S.F.  
11,217 S.F. / 300 S.F. = 37 SPACES REQUIRED  
REQUIRED PARKING STALLS - 64 SPACES  
PROVIDED PARKING STALLS - 67 SPACES
7. COFFEE / RESTAURANT LOT:  
COFFEE / RESTAURANT LOT: ±52,290 S.F. (±1.20 ACRE)  
RESTAURANT (INDOOR) - 1 SPACE PER 75 S.F.  
4,103 S.F. / 75 S.F. = 55 SPACES REQUIRED  
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.  
720 S.F. / 2,000 S.F. = 1 SPACE REQUIRED  
REQUIRED BICYCLE PARKING - 9 SPACES  
PROVIDED BICYCLE PARKING - 10 SPACES

TOTAL PARKING STALLS REQUIRED : 443  
TOTAL PARKING STALLS PROVIDED : 436  
NOTE: SHARED MODEL USED BETWEEN LOTS

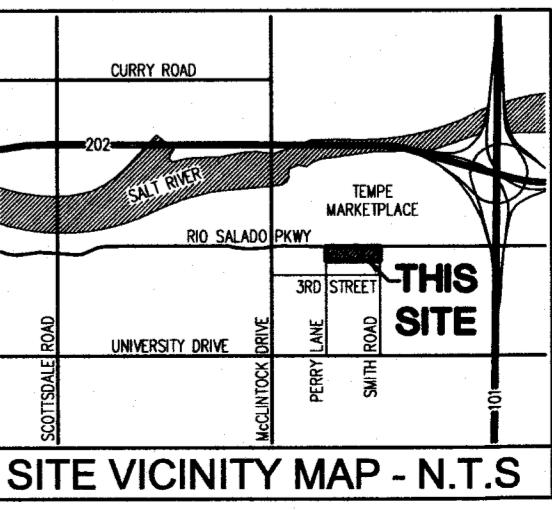
## PROJECT DESCRIPTION

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT, BASED ON DESIGN PRESENTED WITH THIS PLAN DATED AUGUST 05, 2019

### TEMPE MARKET STATION PLANNED AREA DEVELOPMENT

STANDARD	EXISTING PCC-2 PAD	PROPOSED PCC-2 PAD
DENSITY (DU/ACRE)	25 (U)	25 (U)
MINIMUM NET SITE AREA (SQUARE FEET) PER DWELLING	N/A	N/A
MAXIMUM HEIGHT (FEET)	40 FT	60 FT
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	50%	50%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	15%	15%
SETBACKS (FEET) (C): (EXCEPTIONS, SEE SECTION 4-205(B))		
NORTH STREET SIDE (RIO SALADO PARKWAY)	10 FT	19 FT
NORTH STREET SIDE PARKING (RIO SALADO PARKWAY)	20 FT	19 FT
INTERNAL LOT LINES	3 FT	5 FT
SIDE COMMON WALL	0 FT	0 FT
SOUTH SIDE	30 FT	10 FT
EAST REVERSE FRONTAGE (SMITH ROAD)	0 FT	20 FT
EAST REVERSE FRONTAGE PARKING (SMITH ROAD)	20 FT	20 FT
WEST STREET FRONTAGE (PERRY LANE)	0 FT	20 FT
WEST STREET FRONTAGE PARKING (PERRY LANE)	20 FT	20 FT

REVISIONS



REC19120

## BUILDING USES & AREAS

1. FAST FOOD RESTAURANT W/ DRIVE THRU:  
OUTDOOR PATIO: ±3,424 S.F.  
1,225 S.F. / 500 S.F. = 7 SPACES REQUIRED
2. HOTEL (1ST FLOOR ONLY):  
OUTDOOR PATIO: ±19,554 S.F.  
1,445 S.F. / 500 S.F. = 38 SPACES REQUIRED
3. COFFEE / RESTAURANT W/ DRIVE THRU:  
OUTDOOR PATIO: ±4,103 S.F.  
1,132 S.F. / 500 S.F. = 8 SPACES REQUIRED
4. RETAIL:  
OUTDOOR PATIO: ±4,549 S.F.  
1,445 S.F. / 500 S.F. = 9 SPACES REQUIRED
5. RESTAURANT:  
OUTDOOR PATIO: ±5,525 S.F.  
1,445 S.F. / 500 S.F. = 11 SPACES REQUIRED
6. RESTAURANT W/ DRIVE THRU:  
OUTDOOR PATIO: ±58,647 S.F.  
1,770 S.F. / 500 S.F. = 117 SPACES REQUIRED
7. COFFEE / RESTAURANT LOT:  
COFFEE / RESTAURANT LOT: ±52,290 S.F.  
1,132 S.F. / 500 S.F. = 105 SPACES REQUIRED

TOTAL GROUND FLOOR LOT COVERAGE: ±50,142 S.F.

NOTES:  
- TOTAL BUILDING AREA DOES NOT CONTAIN PATIO OR CANOPY AREAS

2. HOTEL (2ND - 4TH FLOOR):  
±19,554 S.F. X 3: ±58,662 S.F.

TOTAL BUILDING AREA: ±108,804 S.F.

DS181392

PAD190009

REC19120